

19-545

Tax Collector's Certification

CTY-513

Tax Deed Application Number
1900229

Date of Tax Deed Application
Apr 19, 2019

This is to certify that **CAZENOVIA CREEK FUNDING II LLC**, holder of **Tax Sale Certificate Number 2017 / 4557**, Issued the 1st Day of June, 2017 and which encumbers the following described property in the county of Escambia County, State of Florida, to wit:
09-1430-014

Cert Holder:
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

Property Owner:
D C DEVELOPMENT LLC
5611 Hawkgrove Pl
LITHIA, FL 33547
UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN
COMMON ELEMENTS OR 5572 P 1055 OR 6048 P 1728

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid, or if the certificate is held by the County, all appropriate fees have been deposited.

Certificates owned by applicant and filed in connection with this application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Interest	Total
2017/4557	09-1430-014	06/01/2017	2,278.24	113.91	2,392.15

Certificates redeemed by applicant or included (County) in connection with this tax deed application:

Certificate Year/Number	Account Number	Sale Date	Face Amount of Certificate	Tax Collector's Fee	Interest	Total
2018/4592	09-1430-014	06/01/2018	2,242.58	6.25	112.13	2,360.96

Amounts Certified by Tax Collector (Lines 1-7):**Total Amount Paid**

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant
2. Total of Delinquent Taxes Paid by Tax Deed Applicant
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Property Information Report Fee
5. Tax Deed Application Fee
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S.
7. Total (Lines 1 - 6)

4,753.11
0.00
2,080.74
200.00
175.00

7,208.85

Amounts Certified by Clerk of Court (Lines 8-15):**Total Amount Paid**

8. Clerk of Court Statutory Fee for Processing Tax Deed
9. Clerk of Court Certified Mail Charge
10. Clerk of Court Advertising Charge
11. Clerk of Court Recording Fee for Certificate of Notice
12. Sheriff's Fee
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.
14. Total (Lines 8 - 13)
15. One-half Assessed Value of Homestead Property, if Applicable per F.S.
16. Other Outstanding Certificates and Delinquent Taxes Not Included in this Application,
17. Statutory (Opening) Bid; Total of Lines 7, 14, 15 (if applicable) and 16 (if
18. Redemption Fee
19. Total Amount to Redeem

6.25

Done this the 26th day of April, 2019 Scott Lunsford, Tax Collector of Escambia County

Date of Sale: November 4, 2019

By *Candice Lewis*

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten (10) days after this date.

09-1430-014 2017

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 1900229

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
09-1430-014	2017/4557	06-01-2017	UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 5572 P 1055 OR 6048 P 1728

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
CAZENOVIA CREEK FUNDING II LLC
PO BOX 54132
NEW ORLEANS, LA 70154

04-19-2019
Application Date

Applicant's signature



Chris Jones
Escambia County Property Appraiser

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Navigate Mode ☒ Account ☐ Reference

Printer Friendly Version

General Information

Reference: 251S312410001002
Account: 091430014
Owners: D C DEVELOPMENT LLC
Mail: 5611 Hawkgrove Pl
 LITHIA, FL 33547
Situs: 7095 N BLUE ANGEL 201 32526
Use Code: CONDO-RES UNIT 
Taxing Authority: COUNTY MSTU
Tax Inquiry: [Open Tax Inquiry Window](#)
 Tax Inquiry link courtesy of Scott Lunsford
 Escambia County Tax Collector

Assessments

Year	Land	Imprv	Total	<u>Cap Val</u>
2018	\$0	\$135,158	\$135,158	\$135,158
2017	\$0	\$132,000	\$132,000	\$132,000
2016	\$0	\$132,000	\$132,000	\$132,000

Disclaimer

Tax Estimator

➤ **File for New Homestead Exemption Online**

Sales Data

Sale Date	Book Page	Value	Type	Official Records (New Window)
None				
				Official Records Inquiry courtesy of Pam Childers
				Escambia County Clerk of the Circuit Court and Comptroller

2018 Certified Roll Exemptions

None

Legal Description

UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN COMMON
ELEMENTS OR 5572 P 1055 OR 6048 P 1728

Extra Features

None

Parcel Information

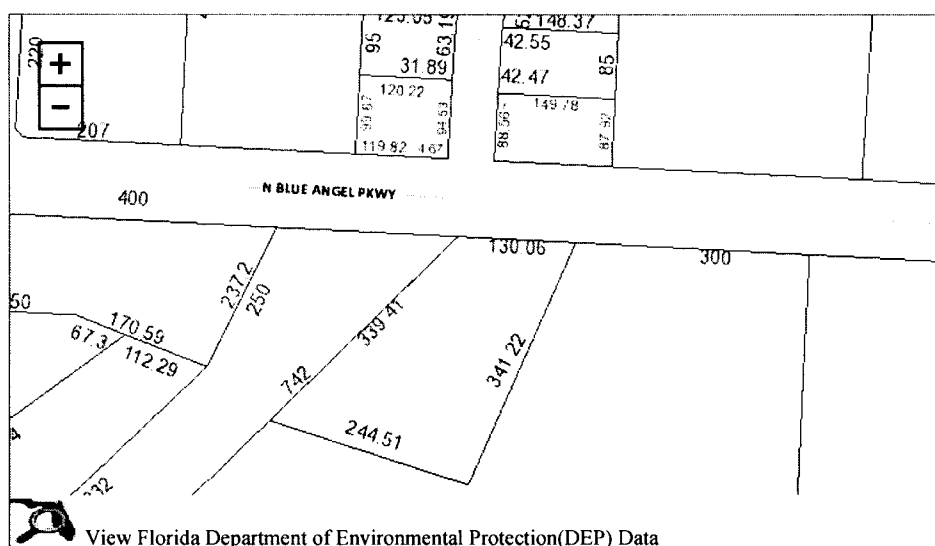
**Section Map
Id:**
25-1S-31

**Approx.
Acreage:**
1.4839

Zoned:  Com

**Evacuation
& Flood
Information**
Open Report

Launch Interactive Map



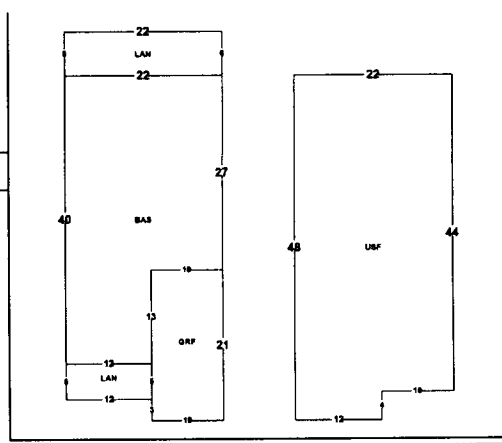
Buildings

Address:7095 N BLUE ANGEL 201, Year Built: 2006, Effective Year: 2006

Structural Elements DECOR/MILLWORK-AVERAGE DWELLING UNITS-1 EXTERIOR WALL-SIDING-LAP.AAVG FLOOR COVER-CARPET FOUNDATION-SLAB ON GRADE HEAT/AIR-CENTRAL H/AC INTERIOR WALL-DRYWALL-DECORAT
--

NO. PLUMBING FIXTURES-10**NO. STORIES-2****ROOF COVER-DIMEN/ARCH SHNG****ROOF FRAMING-HIP****STORY HEIGHT-10****STRUCTURAL FRAME-MASONRY PIL/STL**

Areas - 2378 Total SF

BASE AREA - 960**GARAGE FIN - 210****LANAI - 192****UPPER STORY FIN - 1016**

Images



11/2/16

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/02/2019 (tc.3337)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **CAZENOVIA CREEK FUNDING II LLC** holder of **Tax Certificate No. 04557**, issued the **1st day of June, A.D., 2017** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 5572 P 1055 OR 6048 P 1728

SECTION 25, TOWNSHIP 1 S, RANGE 31 W

TAX ACCOUNT NUMBER 091430014 (19-545)

The assessment of the said property under the said certificate issued was in the name of

D C DEVELOPMENT LLC

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first Monday** in the month of November, which is the **4th day of November 2019**.

Dated this 9th day of May 2019.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

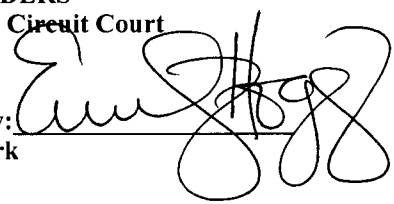
**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 091430014 Certificate Number: 004557 of 2017**

Payor: LAWRENCE PARKER 5949 BEACONPARK ST LITHIA FL 33547 Date 07/29/2019

Clerk's Check #	5300968625	Clerk's Total	\$516.04 7707.52
Tax Collector Check #	1	Tax Collector's Total	\$7972.03
		Postage	\$60.00
		Researcher Copies	\$40.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$8,605.07

\$ 7724.52

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: 
Deputy Clerk

PAM CHILDERS
 CLERK OF THE CIRCUIT COURT
 ARCHIVES AND RECORDS
 CHILDSUPPORT
 CIRCUIT CIVIL
 CIRCUIT CRIMINAL
 COUNTY CIVIL
 COUNTY CRIMINAL
 DOMESTIC RELATIONS
 FAMILY LAW
 JURY ASSEMBLY
 JUVENILE
 MENTAL HEALTH
 MIS
 OPERATIONAL SERVICES
 PROBATE
 TRAFFIC



**COUNTY OF ESCAMBIA
 OFFICE OF THE
 CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
 ARCHIVES AND RECORDS
 JUVENILE DIVISION
 CENTURY**

CLERK TO THE BOARD OF
 COUNTY COMMISSIONERS
 OFFICIAL RECORDS
 COUNTY TREASURY
 AUDITOR

Case # 2017 TD 004557

Redeemed Date 07/29/2019

Name LAWRENCE PARKER 5949 BEACONPARK ST LITHIA FL 33547

Clerk's Total = TAXDEED	\$516.04
Due Tax Collector = TAXDEED	\$7,972.03 7707.52
Postage = TD2	\$60.00
ResearcherCopies = TD6	\$40.00
Release TDA Notice (Recording) = RECORD2	\$10.00
Release TDA Notice (Prep Fee) = TD4	\$7.00

• For Office Use Only

Date	Docket	Desc	Amount Owed	Amount Due	Payee Name
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FINANCIAL SUMMARY

No Information Available - See Dockets



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

Tax Deed - Redemption Calculator

Account: 091430014 Certificate Number: 004557 of 2017

Redemption ☐ No ☒ Application Date Interest Rate

	Final Redemption Payment ESTIMATED	Redemption Overpayment ACTUAL
	Auction Date 11/04/2019	Redemption Date 07/29/2019 
Months	7	3
Tax Collector	\$7,208.85	\$7,208.85
Tax Collector Interest	\$756.93	\$324.40
Tax Collector Fee	\$6.25	\$6.25
Total Tax Collector	\$7,972.03	\$7,539.50 TC
Record TDA Notice	\$17.00	\$17.00
Clerk Fee	\$130.00	\$130.00
Sheriff Fee	\$120.00	\$120.00
Legal Advertisement	\$200.00	\$200.00
App. Fee Interest	\$49.04	\$21.02
Total Clerk	\$516.04	\$488.02 CH
Release TDA Notice (Recording)	\$10.00	\$10.00
Release TDA Notice (Prep Fee)	\$7.00	\$7.00
Postage	\$60.00	\$0.00
Researcher Copies	\$40.00	\$0.00
Total Redemption Amount	\$8,605.07	\$8,044.52
	Repayment Overpayment Refund Amount	\$560.55
Book/Page	8093	739

Notes

RELEASE OF NOTICE OF APPLICATION FOR TAX DEED

Pursuant to § 197.502(5)(c), Florida Statutes, the Escambia County Clerk of Court fully releases the Notice of Tax Deed Application recorded at Official Records Book 8093, Page 739, of Escambia County, for the tax certificate, tax deed, and property described below:

Tax Certificate No. Certificate No. 04557, issued the 1st day of June, A.D., 2017

TAX ACCOUNT NUMBER: 091430014 (19-545)

DESCRIPTION OF PROPERTY:

UNIT B-1 BLUE ANGEL CONDOMINIUM ALSO 1/12 INT IN COMMON ELEMENTS OR 5572 P
1055 OR 6048 P 1728

SECTION 25, TOWNSHIP 1 S, RANGE 31 W

NAME IN WHICH ASSESSED: D C DEVELOPMENT LLC

Dated this 29th day of July 2019.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

19-545

Redeemed

PROPERTY INFORMATION REPORT

File No.: 15305

August 8, 2019

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32591

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 08-08-1999, through 08-08-2019, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

D C Development, LLC

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipients(s) of the property information report.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

August 8, 2019

**PROPERTY INFORMATION REPORT
LEGAL DESCRIPTION**

File No.: 15305

August 8, 2019

Unit B-1, Blue Angel Condominium, a condominium, according to the Declaration of Condominium thereof, as recorded in O.R. Book 6048, Page 1728, as thereafter amended, of the Public Records of Escambia County, Florida

**PROPERTY INFORMATION REPORT
CONTINUATION PAGE**

File No.: 15305

August 8, 2019

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Taxes for the year 2016-2018 delinquent. The assessed value is \$135,158.00. Tax ID 09-1430-014.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsgr@aol.com

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 11-4-2019

TAX ACCOUNT NO.: 09-1430-014

CERTIFICATE NO.: 2017-4557

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

 X Notify City of Pensacola, P.O. Box 12910, 32521

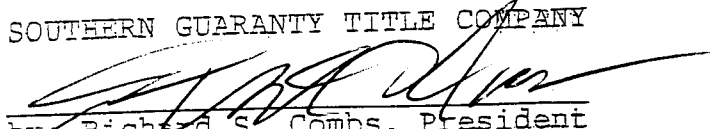
 X Notify Escambia County, 190 Governmental Center, 32502

 X Homestead for tax year.

D C Development LLC
Attn: Lawrence Parker, Reg. Agent
5949 Beaconpark St.
Lithia, FL 33547

Certified and delivered to Escambia County Tax Collector,
this 8th day of August, 2019.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

Prepared By: Stephen R. Moorhead
McDonald Fleming Moorhead, Attorneys at Law
4300 Bayou Blvd. Suite 13
PENSACOLA, FL 32503
File Number: 05-0707
Parcel ID #: 251S31-2304-000-002
Grantee(s) SS #:

WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 01/31/2005 by Lawrence M. Parker and Deirdre J. Parker, husband and wife whose post office address is: 13650 Gulf Blvd., #303, Madeira Beach, FL 33708 hereinafter called the GRANTOR, to D C Development, LLC, a Florida limited liability company whose post office address is: 13650 Gulf Blvd., #303, Madeira Beach FL 33708 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Escambia County, Florida, viz:

Commence at a 4" X 4" concrete monument, unnumbered, marking the Northwest corner of Section 25, Township 1 South, Range 31 West, Escambia County, Florida; thence go S 01 degrees 49'14" W along the West line of said Section 25, a distance of 1369.84 feet to a point on the Southerly right of way line of 'Blue Angel Parkway', (a/k/a State Road #297, a 100' R/W); thence go S 88 degrees 25'44" E along the said Southerly right of way line for 821.73 feet to the point of beginning. Thence continue along said Southerly right of way, S 88 degrees 25'44" E a distance of 130.06 feet; thence departing from right of way line S 23 degrees 45'12" W a distance of 341.22 feet; thence go N 71 degrees 55'57" W A distance of 244.51 feet; thence go N 44 degrees 59'11" E a distance of 339.41 feet to point of beginning.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2005 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: Audie C. Ware
Print Name: Audie C. Ware

Lawrence M. Parker
Lawrence M. Parker

Signature: Becky Morgan
Print Name: BECKY MORGAN

Deirdre J. Parker
Deirdre J. Parker

State of Florida
County of Escambia

THE FOREGOING INSTRUMENT was acknowledged before me this 31st day of January, 2005, by: Lawrence M. Parker and Deirdre J. Parker, husband and wife.

Signature: Audie C. Ware
Print Name: Audie C. Ware Notary Public

____ Personally Known
OR
☒ Produced Identification
Type of Identification Produced Drivers Licenses



Audie C. Ware
MY COMMISSION # DD131171 EXPIRES
November 4, 2006
BONDED THRU TROY FAIR INSURANCE INC

**RESIDENTIAL SALES
ABUTTING ROADWAY
MAINTENANCE DISCLOSURE**

ATTENTION: Pursuant to Escambia County Code of Ordinances Chapter 1-29.2, Article V, sellers of residential lots are required to disclose to buyers whether abutting roadways will be maintained by Escambia County. The disclosure must additionally provide that Escambia County does not accept roads for maintenance that have not been built or improved to meet county standards. Escambia County Code of Ordinances Chapter 1-29.2, Article V requires this disclosure be attached along with other attachments to the deed or other method of conveyance required to be made part of the public records of Escambia County, Florida. NOTE: Acceptance for filing by County employees of this disclosure shall in no way be construed as an acknowledgement by the County of the veracity of any disclosure statement.

Name of Roadway: North Blue Angel Parkway

Legal Address of Property: 7095 North Blue Angel Parkway Pensacola FL 32526

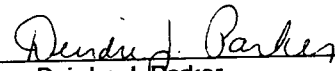
The County () has accepted (x) has not accepted the abutting roadway for maintenance.

This form completed by: McDonald Fleming Moorhead, Attorneys At Law
4300 Bayou Boulevard Ste 13, Pensacola, Florida 32503

AS TO SELLER(S):


Seller: Lawrence M. Parker

Audie C. Ware
Witness: Audie C. Ware


Seller: Deirdre J. Parker

Becky Morgan
Witness: BECKY MORGAN

AS TO BUYER(S):

D C Development, LLC, a Florida limited liability company

Audie C. Ware
Witness: Audie C. Ware

By:  manager
Lawrence Parker, its Manager

Becky Morgan
Witness: Becky Morgan